GOVERNMENT OF TELANGANA
ABSTRACT

Metropolitan Area & Urban Development Department – Amendment to the Building Rules, 2012 issued in G.O.Ms.No.168, MA&UD, dated 07.04.2012 –Insertion of Rule relating to grant of Transferable Development Rights (TDR) for lands affected by Full Tank Level (FTL) / Maximum Flood Level (MFL) / Buffer Zones of Lakes, Rivers and Nalas and utilisation of TDR within Core Urban Region (CURE) – Orders – Issued.

METROPOLITAN AREA AND URBAN DEVELOPMENT (Plg.III) DEPARTMENT

G.O.Ms.No.16 Dated:16.01.2026.
Read:-

G.O.Ms.No.168 MA&UD Dt:07.04.2025 and amendments thereto.
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ORDER:

The Hon'ble Supreme Court and various Hon'ble High Courts have, in a series of judgments, directed the State Governments to protect lakes, water bodies and nalas, remove encroachments and restore water bodies that have been illegally filled up or encroached upon, holding that the State has a constitutional obligation to conserve such natural resources.

2. The Hon'ble National Green Tribunal, in its order dated 13.08.2021, directed the State of Telangana to demarcate the Full Tank Level (FTL) and buffer zones of all water bodies and prohibited grant of construction permissions therein, except for retaining the same as water bodies for conservation.

3. Further, representations have been received from landowners stating that their patta lands fall within FTL / MFL / Buffer Zones of lakes, rivers and nalas, where development permissions cannot be granted. Grant of Transferable Development Rights (TDR) in lieu of surrender of such lands has been identified as an effective mechanism to balance environmental protection and equity to landowners.

4. Under the existing Building Rules, uniform TDR at 200% is being granted for both FTL and buffer areas, though no development is permissible in FTL/MFL areas while limited recreational use is allowed in buffer zones. Government, therefore, considers it necessary to rationalise and differentiate the quantum of TDR and to provide additional regulatory incentives to encourage voluntary surrender of land for conservation of water bodies.

5. Accordingly, Government hereby issues the following Notification amending the Building Rules issued in G.O.Ms.No.168, MA&UD Department, dated 07.04.2012, and its amendments.

NOTIFICATION

Now, therefore, in exercise of the powers conferred under sub-section (1) of Section 56 of the Hyderabad Metropolitan Development Authority Act, 2008 (Act No.8 of 2008), and other relevant laws and in partial modification of the Building Rules, 2012 issued in G.O.Ms.No.168, MA&UD Department, dated 07.04.2012, and its amendments, the Government of Telangana hereby make the following amendment.

The amendment shall be published in the Extraordinary Issue of the Telangana Gazette.

P.T.O

AMENDMENT

6. In the said Rules, **after Rule 17(e)**, the following rule shall be inserted, namely:

17(f): Grant of Transferable Development Rights (TDR) for lands affected by Full Tank Level (FTL) / Maximum Flood Level (MFL) / Buffer Zones of Water Bodies and Nalas and Utilization of TDR within Core Urban Region (CURE):

i. This rule shall apply to lands affected by Full Tank Level (FTL) of lakes, Maximum Flood Level (MFL) of rivers, buffer zones of lakes and rivers, and nala widening, falling within Core Urban Region (CURE) and shall be applicable to applications received on or after the date of publication of this amendment.

ii. Lands falling in FTL of Lakes and MFL of rivers shall be compensated with TDR equivalent to 200% of built-up area of such area surrendered.

iii. Lands falling in the Buffer zones of Lakes and rivers shall be compensated with TDR equivalent to 300% of built-up area of such area surrendered.

iv. Lands outside Buffer zones but required for public purposes connected with the conservation /development of water bodies shall be granted TDR equivalent to 400% of built-up area, of such area surrendered on par with road widening.

v. In case of Nala widening and development taken up in private lands (Nalas which are not indicated in revenue records) the TDR shall be granted on par with road widening i.e. equivalent to 400% of built-up area of such area surrendered.

vi. Setback Relaxation/Additional Floors:

(a) In case of surrendering of land falling in FTL /MFL and buffer of water bodies and nala widening free of cost, the land owner can opt for relaxation of setbacks or additional floor for the proposed building in the remaining land.

(b) The owner shall be allowed to avail concessions in setbacks including the front set-back (subject to ensuring a building line of 6m in respect of roads 30m and above, 3m in respect of roads 18m and below 30m and 2m in respect of roads less than 18m and subject to ensuring minimum side and rear setback of 2m in case of building of height up to 12m and 2.5m in case of buildings of height above 12m and up to 15m and 3m for buildings of height above 15 and up to 18m).In case of High rise buildings, the relaxation of setbacks shall be considered subject to maintenance of 7 mts all-round.

(c) The additional built-up area resulting out of such concession in setbacks or additional floors shall not exceed the eligible TDR as mentioned above and subject to clearance of Fire NOC and Airport NOC.

vii. In cases, where the owner is not available or title disputes doesn't allow for grant of TDR, TDR entries will be made in TDR bank with land details and eligible TDR and kept separately under the custodian of sanctioning authority. As and when the title dispute is resolved or the owner of land approaches the authority with the necessary documentary evidence, TDR will be granted in favor of owners.

viii. In case of grant of TDR for lands affected in FTL/MFL and buffer of lakes/rivers, the above Rules will apply only to the Lake Development and Riverfront projects being taken up by the HMDA / GHMC / HYDRA / MRDCL / UDAs / ULBs / IALAs or any other public authority and all such projects shall be notified by the Government inviting land owners to approach authority for issue of TDR in lieu of surrendering their land affected in FTL/MFL and buffer of water bodies.

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ix. Before grant of TDR for water bodies and Nalas, clearance from not below the rank of Executive Engineer, Irrigation and Additional Collector, Revenue shall be obtained with regard to extent of land affected in FTL/MFL of water bodies and title aspects and any claim of Government.

x. Irrigation NOC shall not be required in respect of lakes where final FTL notification has already been issued.

xi. In case of bulk lands which are more than one acre in extent, prior approval from Government is required before grant of TDR.

xii. To strengthen demand, market acceptance of TDR and to encourage voluntary acceptance of TDR by land owners. It is hereby mandated that in case of High-Rise Buildings above 10 floors, 10% of the Built-up area over and above the 10th floor shall be loaded with TDR utilization.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF TELANGANA)

JAYESH RANJAN
SPECIAL CHIEF SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase, Telangana.
The Commissioner & Director of Municipal Administration, Hyderabad.
The Secretary to Government, Irrigation and CAD Department.
The Secretary, CCLA, Hyderabad.
The Principal Secretary to Government, Finance Department.
The Metropolitan Commissioner,
Hyderabad Metropolitan Development Authority, Hyderabad.
The Managing Director, Hyderabad Metropolitan Water Supply
& Sewerage Board, Hyderabad.
The Commissioner, Greater Hyderabad Municipal Corporation,
Hyderabad.
The Commissioner, Hyderabad Disaster Response and Asset Protection
Agency, Hyderabad.
The Director of Town & Country Planning, Hyderabad.
The Managing Director,
Telangana Industrial Infrastructure Corporation, Hyderabad
The Managing Director, Musi River Development Corporation,
Hyderabad.
The Registrar, Telangana Real Estate Tribunal, Hyderabad.
The Secretary, Telangana Real Estate Regulatory Authority,
Hyderabad.
All Departments of Secretariat.

Copy to:
The OSD to Hon'ble Chief Justice, High Court for the State of Telangana for kind information of Hon'ble Chief Justice.
The Chairperson of National Green Tribunal (NGT), New Delhi for kind information.
The Secretary to Hon'ble Chief Minister
The P.S. to Spl. Chief Secretary to Government, MA&UD Department.
The P.S. to Secretary to Government, MA Department.
The P.S. to Secretary, Law Department
SF/SC.

//FORWARDED ::BY:: ORDER//

SECTION OFFICER